SECTION 2: LAND USE ELEMENT

INTRODUCTION

The Land Use Element consists of goals and policies which promote orderly, quality, and responsible growth, yet at the same time, minimize the potential for land use conflicts. The Land Use Element is the single most important element of the *Whittier General Plan*, since it regulates land uses and development throughout the City. The Element's scope is far greater than that of the other elements, although it is directly related to all of them. For example, some of the issues that the Land Use Element must consider include the capacity of the existing roadway network (Transportation Element), open space and recreation areas (Environmental Resources Management Element), areas with earthquake and geologic hazards (Public Safety Element), and areas affected by major noise sources (Noise Element).

The goals and policies in the Land Use Element also serve as a guide for public and private decision-making regarding land use issues and future development. The goals acknowledge the need to respond to opportunities for growth and development in the area while being sensitive to existing land uses and the natural environment. The goals of the Land Use Element also address environmental and economic constraints related to topography, geology, flooding potential, availability of services and infrastructure, and other factors which may impact future development.

The Land Use Plan is an important part of the Land Use Element. The Plan establishes a classification of land uses, designates the general locations and distribution of these uses, and sets standards of population density and development intensity of each type of use. The plan is designed to accommodate the economic and social activities of a community through the provision of areas for these activities.

A discussion of land use trends, existing land uses, constraints to development and existing plans for development in the City is contained in the Land Use Element Background Report. A summary of the major land use issues is provided below.

- The City of Whittier is a mature urban community. Only a small portion of the City remains vacant and undeveloped. Residential land uses account for the majority of land uses with over three-fourths of the residential development devoted to single-family homes.

- Commercial areas are found along Whittier Boulevard and in the original City center - Uptown Whittier. Industrial uses are found on the western section of the City along Whittier Boulevard. Public and institutional uses include schools, parks, libraries, hospitals, the Civic Center, and the landfill. The pattern of development in the City reflects a time predating the automobile.

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- The population of the City of Whittier has shown modest growth during the past few decades and, in fact, much of the growth has resulted from the expansion of the City boundaries (i.e. annexation).

- Future development in Whittier must be sensitive to the presence of the Whittier fault on the northeastern section of the City. Also, very little land remains undeveloped, except for the hillside areas. Other concerns on future development include the age and capacity of existing infrastructure (water lines, sewer lines, storm drainage, etc.) to handle additional loads. The City is continuously upgrading infrastructure facilities to meet current demands.

- The City seeks to maintain the character of existing residential neighborhoods and to revitalize underutilized commercial and industrial uses. A healthy balance of land uses can promote land use compatibility, economic development and community identity. There is a continuing concern for property maintenance and the need for quality development.

- The Puente Hills is a major concern for residents. Most of the hills are outside the City's corporate boundaries, but within the City's sphere of influence. The Hills provide aesthetic, safety, ecological and open space values to the City. The City desires to actively participate in future planning efforts for the Hills and to explore ways to preserve them.

- The City's sphere of influence includes areas which represent opportunities for joint planning. These opportunities include the Puente Hills, the Los Nietos community and adjacent unincorporated county areas. The City will continue to explore its options in annexing the areas within its designated sphere of influence.

LAND USE GOALS AND POLICIES

The following goals and policies have been developed to correspond to major land use issues in Whittier. These issues of concern include land use compatibility, residential, commercial and industrial uses, parks, and open space areas. A brief discussion of each issue is provided below and it is followed by the supporting goals and policies which will resolve the City's concerns. Programs to implement these policies are outlined at the end of the element and are described in detail in Section 10.

Issue: Land Use Compatibility

Certain developments and land uses may create negative impacts on adjacent uses for a variety of reasons. These uses may have a density or land use type different from nearby development. They may have environmental impacts that cannot be fully mitigated or they may discourage the maintenance and rehabilitation of the area. The City of Whittier seeks to eliminate existing problem uses and to prevent the creation of incompatible land uses in the City.

Goal 1 Establish an orderly, functional, and compatible pattern of land uses to guide the future growth and development of Whittier and its sphere of influence, in order to provide a high quality of life for the people.

Policy 1.1 Encourage land uses in the planning area that contribute to making Whittier a desirable community in which to live.

Policy 1.2 Encourage development in the City that is compatible with surrounding uses, provides for civic improvements, increases the potential for future investment, and fulfills the need for high quality residential areas and shopping and employment centers.

Policy 1.3 Conduct and carry out appropriate environmental review for new development and substantial renovation of existing developments.

Policy 1.4 Establish guidelines for land use compatibility in all city ordinances and regulations.

Policy 1.5 Infill development must be sensitive to adjacent land uses to promote compatibility between the new development and existing uses.

Policy 1.6 Promote adaptive re-use of historic structures, where appropriate.

Issue: Residential Neighborhoods

The City of Whittier is developed primarily with residential uses. It is important that residents enjoy an environment with services and amenities that enhance community life and promote public health and safety.

Goal 2 Develop and maintain cohesive, clean, safe, and stable residential neighborhoods in Whittier.

Policy 2.1 Provide city programs to encourage neighborhood or community beautification, safety, and improvement, and continue to encourage Whittier residents to participate and take pride in their neighborhoods and their community.

Policy 2.2 Continue to develop and implement, where appropriate, programs to promote the preservation and rehabilitation of existing housing units.

Policy 2.3 Promote a high degree of personal safety in all residential neighborhoods through design that is sensitive to public safety.

Policy 2.4 Preserve the character of existing neighborhoods and ensure that future residential development is compatible with the surrounding area and the City as a whole.

Policy 2.5 Promote the development of quality housing at a variety of densities, with consideration for the environment, aesthetics, and the need for maintaining and expanding the infrastructure's capacity.

Policy 2.6 Encourage the assemblage of lots to promote the efficient use of land in areas where multiple family housing is permitted, to facilitate the development of high quality housing.

Policy 2.7 Consider the capacity of existing infrastructure and the potential demand for public services in future planning and review of new development.

Policy 2.8 Continue to implement ongoing planning efforts and continue to work with private groups and organizations in the implementation of development plans.

Issue: Commercial Development

Commercial uses in the City provide goods and services to residential neighborhoods in the area. They also serve as an economic base for the City providing revenue and employment. The maintenance and development of commercial areas in Whittier is necessary to support other uses.

Goal 3 Promote the development and maintenance of retail and service facilities which are convenient to residents of Whittier, provide the widest possible selection of goods and services, and supplement the City's tax base.

Policy 3.1 Promote convenient access and adequate parking areas in all commercial and retail developments and districts.

Policy 3.2 Encourage the grouping of commercial activities to facilitate access and provide beneficial concentrations of businesses.

Policy 3.3 Improve, protect, and maintain the visual and aesthetic qualities of commercial areas through the control of design, signs, parking, landscaping, and other factors.

Policy 3.4 Discourage large temporary signs and signs that are not directly related to existing commercial buildings (billboards and off-site signs).

Policy 3.5 Encourage the establishment and retention of businesses which provide customers with a variety of high quality goods, reasonable prices and outstanding service.

Policy 3.6 Encourage the development and retention of attractive, safe, and comfortable business buildings and commercial districts.

Policy 3.7 Require high quality design in new commercial development including the use of buffer zones (such as parks, landscaped areas, walls, and high density residential development) between commercial and single family developments. Encourage the landscaping of blank walls to improve their appearance and to discourage vandalism.

Policy 3.8 Encourage building design that promotes energy conservation and efficiency.

Policy 3.9 Consider the capacity of existing infrastructure and the potential demand for public services in future planning and review of new development.

Issue: Industrial Land Uses

While industrial areas in Whittier are limited, they serve as major employment centers and tax generators. The increasing regulation of industrial processes has led to the reduction in environmental hazards that accompany older industrial uses. The City seeks to maintain its industrial base, with consideration for its potential risks.

Goal 4 Encourage the maintenance and continued improvement of industrial areas which support and enhance the physical and economic well-being of Whittier.

Policy 4.1 Encourage new industrial development to be sensitive to adjacent or nearby properties and to be compatible with the environment.

Policy 4.2 Improve the City's industrial and employment base to meet the needs of Whittier.

Policy 4.3 Require high quality design in new industrial developments and promote the use of buffer zones between industrial areas and sensitive uses such as schools, parks, or residential areas.

Policy 4.4 The City will cooperate with county, state, and federal agencies in protecting local groundwater resources, air quality, and other environmental resources from the adverse effects of industrial development.

Policy 4.5 Encourage industrial development to exceed development standards.

Policy 4.6 Consider the capacity of existing infrastructure and the potential demand for public services in future planning and review of new development.

Issue: Parks and Recreation

Parks and recreational facilities provide Whittier residents with a variety of opportunities for leisure, recreation, and physical well-being. They enhance the quality of residential neighborhoods and create a sense of community.

Goal 5 Provide a wide range of safe, attractive and accessible recreational opportunities to meet the needs of individuals of all ages, families, community groups, and the physically challenged who live in the City.

Policy 5.1 Develop and retain parks and recreation areas throughout the City to serve the greatest number of residents.

Policy 5.2 Acquire appropriate sites for recreational activities and land for urban or wilderness parks when possible.

Policy 5.3 Develop parks and recreational facilities to complement and support other community facilities.

Policy 5.4 Develop park facilities in areas where there are identified deficiencies.

Policy 5.5 Avoid the destruction of an existing park, unless another park of larger size is created in the immediate vicinity.

Issue: Scenic Areas and Open Space

The City of Whittier is an attractive place to live and work due to the amenities in the area. The preservation of these resources is necessary for recreation, safety, and environmental quality.

Goal 6 Encourage the retention and development of parkways, median strips, green belts, bike trails, and other open landscape areas, which provide scenic variety and aesthetic improvement.

Policy 6.1 Promote the retention and development of landscaped buffer zones along major thoroughfares, streets, and railroad lines.

Policy 6.2 Promote the maintenance and development of sidewalks and planted parkways along Whittier's streets and promote the planting and maintenance of parkway trees.

Policy 6.3 Promote the conversion of both active and abandoned railroad right-of-way to multi-use trails, greenbelts, and other recreation open space uses, where appropriate.

Policy 6.4 Promote the preservation of important ecological resources within the planning area through a variety of means, including setting aside areas for open space, trails, and recreational uses.

Policy 6.5 Work with property owners and government agencies to promote the preservation of as much of the Puente Hills as possible, for both passive and active recreation.

Issue: Mixed-Use Development

Goal 7 Promote mixed-use development in those areas of the City, so designated, to provide additional housing and to assist in the revitalization of commercial districts.

Policy 7.1 Encourage housing development with commercial uses in the designated Urban Design Districts where lots are underutilized or contain deteriorating commercial and industrial developments.

Policy 7.2 Encourage the development of "mixed-use" projects that include commercial and residential uses in areas with excess retail space, including areas along South Greenleaf, Penn Street, Philadelphia Street, Hadley Street, and Whittier Boulevard and ensure that the design and signage is sensitive to surrounding uses.

Issue: Institutional Land Uses

Goal 8 Preserve existing institutional land uses in the City.

Policy 8.1 Continue to preserve and maintain institutional uses to serve the current and future residents in the City.

Policy 8.2 Work with institutions (churches, schools, etc.) to support the services they provide and ensure that institutional developments are compatible with the community.

IMPLEMENTATION PROGRAMS

The Land Use Goals and Policies and Land Use Plan will be implemented through a variety of programs and measures. Table 2-1 identifies the implementation measures that correspond to each land use policy. Implementation programs are discussed in Section 10.

TABLE 2-1
LAND USE IMPLEMENTATION

Goal	Policy	Implementation Measure
1. Establishment of Compatible Land Uses	1.1 Encourage desirable land uses.	General Plan & Zoning Ordinance Consistency Urban Design District Non-conforming Use Abatement
	1.2 Encourage development that is compatible with surrounding uses.	Design Review Pre-application Meetings Redevelopment Programs Annexation Program
	1.3 Conduct appropriate environmental review for new development.	Environmental review program Mitigation monitoring program
	1.4 Establish guidelines for land use compatibility	General Plan & Zoning Ordinance Consistency Program
	1.5 Promote compatibility between infill development and existing land uses.	Infill Development Design Review
	1.6 Promote adaptive reuse of historic structures.	Standards for Adaptive Reuse
2. Maintenance and Development of Residential Neighborhoods	2.1 Provide neighborhood programs.	Community Participation Beautification Program
	2.2 Promote housing preservation and rehabilitation.	Housing Rehabilitation Program Redevelopment Programs
	2.3 Promote personal safety.	Police and Fire Department Review
	2.4 Preserve the existing neighborhood character.	General Plan & Zoning Ordinance Consistency Design Review

TABLE 2-1
LAND USE IMPLEMENTATION (Continued)

Goal	Policy	Implementation Measure
2. Maintenance and Development of Residential Neighborhoods (continued)	2.5 Encourage development of quality housing.	General Plan & Zoning Ordinance Consistency Environmental Review Program
	2.6 Encourage lot assembly.	Incentives to Create Larger Lots Support Organizations
	2.7 Require new development to consider infrastructure capacity and demand on public services.	Environmental Review Service Commitment Service Capacity Monitoring
	2.8 Implement ongoing planning efforts	Specific Plan Consistency Program
3. Maintenance and development of commercial and retail uses.	3.1 Promote convenient access and parking areas	Commercial Development Standards Parking Standards Review
	3.2 Encourage the grouping of commercial uses.	General Plan & Zoning Ordinance Consistency
	3.3 Protect the aesthetic qualities of commercial areas.	Redevelopment Programs Design Review
	3.4 Discourage large temporary and offsite signs.	Sign Ordinance Review
	3.5 Encourage a variety of commercial uses.	Support Organizations
	3.6 Encourage attractive, safe, comfortable commercial developments.	Redevelopment Programs
	3.7 Encourage the use of buffers and landscaping.	Design Review Landscaping and Land Use Buffers
	3.8 Promote energy conservation.	Energy Conservation
	3.9 Require new development to consider infrastructure capacity and demand on public services.	Environmental Review Service Commitment Service Capacity Monitoring

TABLE 2-1 LAND USE IMPLEMENTATION (Continued)		
Goal	**Policy**	**Implementation Measure**
4. Continued improvement of industrial areas.	4.1 Encourage industrial developments to be compatible with adjacent uses.	Environmental Review Design Review Industrial Rehabilitation
	4.2 Encourage industrial diversification in Whittier.	Promotion of local industries Support Organizations
	4.3 Require high quality building design and promote the use of buffers.	Landscaping and Land Use Buffers Environmental Review
	4.4 Cooperate with other agencies in limiting adverse impacts of industrial development	Environmental Review Inter-agency Coordination
	4.5 Require industrial development to meet or exceed safety standards.	Environmental Review Design Review Inter-agency Coordination
	4.6 Require new development to consider infrastructure capacity and demand on public services.	Environmental Review Service Commitment Service Capacity Monitoring
5. Provision of Parks and Recreational Opportunities	5.1 Encourage development and retention of parks and recreation areas.	General Plan & Zoning Ordinance Consistency Parks Needs Study Update
	5.2 Purchase new park sites whenever possible.	Parks Needs Study Update Park Fees
	5.3 Development parks and recreation facilities to complement other community facilities.	Parks Needs Study Update
	5.4 Encourage park development to address deficiencies.	Parks Needs Study Update Handicap Access Requirements
	5.5 Discourage the destruction of existing parks.	Parks Needs Study Update Deed Restriction

TABLE 2-1 LAND USE IMPLEMENTATION (Continued)		
Goal	**Policy**	**Implementation Measure**
6. Retention and development of scenic areas and open space.	6.1 Encourage landscaped buffer zones.	Landscaping & Land Use Buffers
	6.2 Maintain and develop sidewalks and parkways.	Sidewalk and Parkway Development and Maintenance Program
	6.3 Promote conversion of railroad rights-of-way to multi-use trails.	Parks Needs Study Update Conversion of Railroad Rights-of- Way
	6.4 Preserve ecological resources in planning area.	Puente Hills Cooperative Planning Program Open Space Acquisition
	6.5 Work with involved individuals and agencies to promote preservation of Puente Hills.	Puente Hills Cooperative Planning Program Open Space Acquisition
7. Promote mixed-use development.	7.1 Encourage new housing in mixed-use districts.	Underutilized Lots General Plan & Zoning Ordinance Consistency
	7.2 Encourage the development of mixed-use districts.	Redevelopment Programs General Plan & Zoning Ordinance Consistency
8. Preserve Institutional Uses.	8.1 Preserve and maintain institutional uses.	General Plan & Zoning Ordinance Consistency
	8.2 Work with Whittier College to preserve its campus.	Specific Plan Consistency Program General Plan & Zoning Ordinance Consistency

LAND USE PLAN

The Land Use Plan is the primary tool for implementing the goals and policies of the Land Use Element. The Plan indicates the location and extent of permitted development in the City to promote compatible development and the maintenance of environmental amenities. The Land Use Plan also reflects the goals and policies in the Land Use Element. Because the City is largely urbanized, the Plan corresponds closely to existing land uses and development throughout the City.

The Whittier Land Use Plan will be the primary tool for implementing the land use goals and policies. The Land Use Plan consists of a map showing land use designations over the planning area and general standards for development permitted in specific areas of the City. State law requires that

these categories also describe standards for *development intensity* and *population density*. This ensures that citizens, staff, and policy makers clearly understand the implications of the Land Use Plan on both existing and future development.

Development intensity refers to the size or degree of development possible within a land use designation. Development intensity standards may use a ratio of a building's floor area to the total lot area (referred to as a floor area ratio), the number of dwelling units per acre, traffic generation, or a number of other factors. In the Whittier General Plan, development intensity is measured using floor area ratios for nonresidential development and units per acre densities for residential development.

Population density applies generally to residential land use designations and is expressed as the number of persons per acre. The population density standard is often derived by multiplying the number of housing units per acre permitted within a particular land use designation by the average household size in the City.

The land use designations are described in greater detail in the following sections. The General Plan land use map is shown in Exhibits 2-1 and 2-2.

Residential Land Use Designations and Standards

Residential land use designations apply to the various densities of residential developments in the City. Generally, higher density areas are located near the city center and low density areas are located on the hillsides. The residential land use designations are summarized in Table 2-2.

- **Hillside Residential** - The Hillside Residential designation applies to large lot development. Approximately 314.27 acres (3.9 percent) of the City is designated as Hillside Residential. This designation will allow development of up to three dwelling units per acre. The population density within these areas would be 9 persons per acre, assuming an average household size of 2.7 persons per household. (The average household size reflects 1990 Census estimates.) This designation corresponds to the Hillside Residential (H-R) Zone of the City Zoning Ordinance.

- **Low Density Residential** - The Low Density Residential designation refers to single-family development which is found throughout Whittier. Generally, this designation characterizes existing residential neighborhoods in the City. This designation will allow developments with maximum densities of 6 or 7 units per acre, depending on the underlying zoning, lot configuration, and development standards. The Low Density Residential designation covers the majority of residential neighborhoods in Whittier or approximately 3,785.87 acres (47.3 percent). The population density within these neighborhoods may average up to 19 persons per acre, with an average household size of 2.7 persons per household. The Low Density Residential designation directly corresponds to the Low-Density Residential (R-1) Zone and includes the Residential (R- E) Zone.

- **Medium Density Residential** - The Medium Density Residential designation applies to areas of the City with densities between 8 dwelling units per acre to 15 dwelling units per acre. Housing within this density range includes a mix of single-family detached and attached units, duplex, triplex, and garden apartments. The Medium Density Residential designation applies to approximately 225.27 acres (2.8 percent) of the City. The maximum population density in these areas is 41 persons per acre, assuming an average of 2.7 persons per household. This designation corresponds to the Medium Density Residential (R-2) Zone.

- **Medium-High Density Residential** - The Medium-High Density Residential designation reflects areas with housing densities of 16 dwelling units per acre to 25 dwelling units per acre. Developments within this designation include multi-family projects, apartment, condominiums, and planned unit developments. The Medium-High Density Residential designation covers approximately 65.90 acres (0.8 percent) of the City. The maximum population density within these areas is 68 persons per acre. The Medium-High Density Residential designation corresponds to the Medium-High Density Residential (R-3) Zone.

- **High Density Residential** - The High Density Residential designation applies to those areas with multi-family developments and special housing projects with densities of 26 dwelling units per acre to 35 dwelling units per acre. Approximately 184.34 acres, or 2.3 percent of the City, is designated as High Density Residential. The population density in these areas may reach 95 persons per acre (at 2.7 persons per household). This land use designation corresponds to the High Density Residential (R-4) Zone.

TABLE 2-2
SUMMARY OF GENERAL PLAN RESIDENTIAL DESIGNATIONS

Land Use Designation	Maximum Density	Permitted Development	Corresponding Zone District
Hillside Residential	2 units/acre	Planned residential clusters of single-family units and/or multi-family units	H-R
Low Density Residential	6 to 7 units/acre	Single-family detached units	R-E and R-1
Medium Density Residential	15 units/acre	Townhouses, duplex, triplex, garden apartments, and multi-family detached units	R-2
Medium-High Density Residential	25 units/acre	Multi-family units, condominiums, Planned Unit Developments	R-3
High Density Residential	35 units/acre	Multi-family units, special housing projects	R-4

Commercial Designations and Standards

Commercial designations in the Plan reflect the different types of commercial land uses: General Commercial, and Administrative and Professional Commercial. Commercial designations are described below and are summarized in Table 2-3.

- **General Commercial** - The General Commercial designation refers to retail, trade and service uses, including highway-related commercial uses, shopping centers, business districts and commercial nodes. Approximately 411.51 acres of the City are designated as General Commercial. The average floor area ratio of developments in these areas is 0.25 to 0.50. This designation corresponds to the C-1, C-2, and C-3 Zones of the Zoning Ordinance.

- **Administrative and Professional Commercial** - The Administrative and Professional Commercial designation applies to areas developed with offices serving business, medical, professional, and administrative uses. This designation permits an average floor area ratio (FAR) of 0.50 to 2.0. Approximately 58.41 acres of the City (0.7 percent) are designated Administrative and Professional Commercial. This designation corresponds directly to the Commercial Office (C-O) and Light Commercial (C-1) Zones.

TABLE 2-3
SUMMARY OF GENERAL PLAN COMMERCIAL DESIGNATIONS

Land Use Designation	Maximum Density Average FAR	Permitted Development	Corresponding Zone District
General Commercial	FAR 0.25 to 2.0	Retail, trade and service uses, business district, commercial corridor, sub-regional shopping centers, convenience centers, highway-related commercial uses, high density residential uses	C-1, C-2, and C-3

TABLE 2-3 SUMMARY OF GENERAL PLAN COMMERCIAL DESIGNATIONS (Continued)			
Land Use Designation	**Maximum Density Average FAR**	**Permitted Development**	**Corresponding Zone District**
Administrative and Professional Commercial	FAR 0.5 to 2.0	Business, medical, professional and administrative offices, special housing projects, high density residential uses	C-1 and C-O

Urban Design District Overlay

This land use designation promotes the revitalization and improvement in four key corridors within the City. The designation goes beyond the Scenic Corridor designations discussed in the Environmental Resource Management Element which focuses on landscaping and the preservation and maintenance of amenities. The Urban Design District applies to portions of Whittier Boulevard, Greenleaf Avenue, Philadelphia Street, and Hadley Street. It promotes specific urban design measures and guidelines and calls for specific types of land uses and accompanying development standards tailored for each use. This designation does not change the maximum density allowed by the underlying zoning designations though the overlay expands the development that is currently permitted under the base zone designations. Table 2-4 summarizes this land use designation and the actions associated with the implementation of the overlay designation for each of the districts.

The Urban Design District designation applies to the following:

- **Whittier Boulevard Urban Design District** - This district generally extends along the entire length of Whittier Boulevard and applies to a majority of parcels where infill or design guidelines are desirable. The Plan calls for design guidelines or a specific plan to be prepared and adopted to provide direction related to architectural design, site planning, signage, and streetscape treatments along Whittier Boulevard. The Whittier Boulevard Urban Design District designation will also permit mixed-use developments (which may include a mix of residential and commercial land uses on a single parcel) once design standards have been prepared. In other areas, the intent is to provide for the establishment of commercial nodes and centers to more efficiently utilize the available land. Existing residential and public land uses located along the corridor will not be affected by this designation.

- **Hadley Street Urban Design District** - This designation promotes the upgrading of Hadley Street between Whittier Boulevard and the Uptown area. The Plan calls for the preparation of design guidelines or a specific plan to establish direction concerning the nature and extent of development desirable in the future. The General Plan envisions the need to establish design guidelines for this key roadway while promoting mixed-use (residential/commercial) <u>and</u> residential development in those areas where underutilized properties are found.

- **South Greenleaf Urban Design District** - This designation applies to that portion of Greenleaf Avenue between Uptown and Whittier Boulevard. This area is included within the South Greenleaf Redevelopment Project Area and has been the focus of planning efforts related to improved urban design. The Overlay designation, as it applies to this corridor, also permits mixed-use development (residential/commercial) and residential development. Commercial development is also permitted under the base zoning.

- **Philadelphia Street Urban Design District** - This street is a highly visible link between Whittier Boulevard and the Uptown Area. The overlay designation, as it applies to this corridor, focuses on improving the corridor's appearance through design guidelines. The average permitted density in these areas shall be regulated by the density allowed by the underlying designation.

TABLE 2-4
SUMMARY OF URBAN DESIGN DISTRICT DESIGNATION

District Name	Maximum Average Density	Applicable Standards
Whittier Boulevard	FAR 0.25 to 2.0 (with the floor area for the residential use calculated as part of the FAR)	Specific Plan or Design Guidelines will be prepared. Base zoning will remain unchanged along corridor. Commercially zoned parcels may be redeveloped in mixed-use residential/commercial on same parcel.
Hadley Street	FAR 0.25 to 2.0 (with the floor area for the residential use calculated as part of the FAR)	Specific Plan or Design Guidelines will be prepared. Base zoning will remain unchanged along corridor. Commercially zoned parcels may be redeveloped in mixed-use residential/commercial on same parcel.
South Greenleaf Avenue	FAR 0.25 to 2.0 (with the floor area for the residential use calculated as part of the FAR)	Specific Plan or Design Guidelines will be prepared. Base zoning will remain unchanged along corridor. Commercially zoned parcels may be redeveloped in mixed-use residential/commercial on same parcel.
Philadelphia Street	Base zoning applies	Design guidelines only.

Industrial Designation

The General Industrial designation refers to all industrial and manufacturing land uses, including warehouses. In Whittier, approximately 262.28 acres (3.3 percent of the City's total land area) are designated as General Industrial. The average floor area ratio of these areas is 0.6 to 1.0. The General Industrial designation corresponds to the Manufacturing (M) Zone in the Zoning Ordinance. The standards are summarized in Table 2-5.

TABLE 2-5
SUMMARY OF GENERAL PLAN INDUSTRIAL DESIGNATIONS

Land Use Designation	Maximum Density Average FAR	Permitted Development	Corresponding Zone District
General Industrial	FAR 0.6 to 1.0	Warehouses, light and heavy industrial uses	M

Public and Quasi-Public Designations

Public and Quasi-Public designations, (summarized in Table 2-6) apply to land uses operated and maintained for public administration, and welfare. These land uses include public elementary, junior high and high schools, private schools, parks, the Civic Center, hospitals, post offices, libraries, and the golf course. The Land Use Plan identifies the different institutional and public uses in the City. Approximately 1,232.26 acres of the City (15.4 percent) is designated for the different Public and Quasi-Public uses. This designation is consistent with all zoning categories in which these uses are permitted.

TABLE 2-6
SUMMARY OF GENERAL PLAN QUASI-PUBLIC DESIGNATIONS

Land Use Designation	Average FAR	Permitted Development	Corresponding Zone District
Public and Quasi-Public	FAR 0.5 to 2.0	Schools, institutional uses, private clubs and organizations, parks and recreation facilities, cultural and civic centers, utility facilities	All

Specific Plan Designation

Specific Plans are designed to provide specific guidance concerning land use and development standards, infrastructure requirements (including streets), and design standards for areas included within a specific plan's boundaries. Once adopted, a specific plan can only be changed by amending the plan. The areas designated as Specific Plan correspond to areas of adopted and future specific plans. Specific plans may be developed for other areas of the City where there is a need to exercise more control over the development of the area. The following Specific Plans are provided for under this General Plan:

- The Uptown Whittier Village is located in a specific plan area which contains the City's original commercial district. It covers 33 city blocks developed with retail stores, specialty shops, restaurants, residences, and offices. The specific plan for Uptown Whittier was developed specifically to preserve the historic character of the area. The plan calls for rebuilding of the retail commercial base, development of mixed-uses, restoration of historic buildings, development of buildings which complement the existing architectural style, promotion of the area's retail uses, creation of entertainment opportunities, and development of support residential and offices uses.

- The Quad at Whittier Specific Plan covers the area developed with the Quad shopping center on Whittier Boulevard between Painter and Laurel Avenues. The site covers 32.4 acres.

- Whittier College has also been designated a Specific Plan area. This will allow development within the college to proceed according to a proposed Master Plan. Whittier College is developed with school buildings, dormitories and game fields.

Land Use Plan

The Land Use Plan, as shown in Exhibits 2-1 and 2-2, indicates the location and extent of development permitted under the Land Use Plan. As indicated previously, most development in the City is going to be preserved under this Plan. The focus of future revitalization and redevelopment will be along the commercial arterial roadways and in scattered infill.

The development capacity of a city may depend on a number of factors such as availability of infrastructure, vacant land, topography, and the maximum development permitted under the General Plan. The maximum development possible under a plan is referred to as a *build-out*. Build-out is generally expressed in number of housing units for residential development and square- footage of structural gross floor area for nonresidential.

Theoretical build-out refers to the development possible if all land uses were developed to the maximum intensity permitted under the General Plan. The major limitation of theoretical build-out is the assumption that existing development will be replaced by newer development over the life of the Plan. Effective build-out is a more realistic measure in that the measure recognizes that new development will be limited to certain parcels. Many parcel's configurations will not allow further development. In communities that are urbanized, effective build-out is generally around 80% of theoretical build-out.

The Whittier Land Use Plan, under effective build-out, will result in approximately 28,451 to 35,564 housing units, 4.6 to 5.8 million square feet of commercial uses and 5.5 to 6.8 million square feet of industrial uses. Table 2-6 indicates the effective and theoretical build-out for the General Plan. The effective buildout is 80 percent of the theoretical capacity. It accounts for lot size, irregular parcels and other areas that cannot accommodate development at maximum density. Assuming an average household size of 2.7 persons per household, the resident population at build-out and full occupancy is 96,023 persons. Table 2-7 estimates the Plan's carrying capacity.

TABLE 2-7
LAND USE PLAN BUILD-OUT

Land Use Designation	Acres	Density/ FAR	Total Build-out	Effective Build-out
Hillside Residential	314.27	2 du/acre	628	502
Low Density Residential	3,785.87	6 du/acre	22,715	18,172
Medium Density Residential	225.27	15 du/acre	3,379	2,703
Medium-High Density Residential	65.90	25 du/acre	1,648	1,318
High Density Residential	184.34	35 du/acre	6,452	5,162

TABLE 2-7
LAND USE PLAN BUILD-OUT (Continued)

Land Use Designation	**Acres**	**Density/ FAR**	**Total Build-out**	**Effective Build-out**
General Commercial	411.51	FAR 0.25 to 0.50	4,481,344 sf	3,585,075 sf
Administrative and Professional Commercial	58.41	FAR 0.5 to 2.	1,272,170 sf	1,017,736 sf
General Industrial	262.28	FAR 0.6 to 1	6,854,950 sf	5,483,960 sf
Urban Design District	296.74	25 du/ac	742 du*	594 du
Public and Quasi-Public				
Elementary School	166.22	FAR 0.5	7,317,427 sf	5,853,941 sf
Junior High School	38.65	FAR 0.5		
High School	114.74	FAR 0.5		
Private School	16.36	FAR 0.5		
Park	492.18	FAR 0.01	214,394 sf	171,515 sf
Civic Center	17.27	FAR 0.70	526,597 sf	421,277 sf
Hospital	27.41	FAR 1.0 - 2.0	1,193,980 sf	955,184 sf
Post Office	1.80	FAR 0.5	39,204 sf	31,363 sf
Golf Course	121.25	FAR 0.01	52,817 sf	42,253 sf
Library	1.19	FAR 0.5	25,918 sf	20,735 sf
Specific Plan	235.19	FAR 0.5 - 2.0	5,122,438 sf	4,097,950 sf
Streets	1,465.79			
TOTAL	8,005.90		35,564 units + 27 million sq.ft	28,451 units + 22 million sq.ft.

* Assumes 10% is developed with residential uses at 25 du/ac and with commercial or industrial use calculated under the base designation.

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